

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 34, THE WEST HALF OF SECTION 35, AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 33;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, NORTH 89°34'42" EAST, A DISTANCE OF 2,631.52 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, NORTH 89°35'50" EAST, A DISTANCE OF 2,661.35 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 34;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, NORTH 89°36'13" EAST, A DISTANCE OF 2,127.50 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE BRIDLE PATH ADJACENT TO LOT 4, BLOCK 4, CHENANGO FILING NO. 3 AS SHOWN IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE IN BOOK 38 AT PAGE 66;

THENCE ALONG SAID SOUTHERLY EXTENSION AND SAID EAST LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 04°19'21" WEST, A DISTANCE OF 154.23 FEET;
- 2) NORTH 07°20'38" EAST, A DISTANCE OF 463.76 FEET TO THE SOUTHEAST CORNER OF THE REMAINING PORTION OF SOUTH GIBRALTER COURT AS SHOWN ON SAID CHENANGO FILING NO. 3, SAID SOUTH GIBRALTER COURT BEING PARTIALLY VACATED BY ORDINANCE NO. 91-57 AS RECORDED IN SAID RECORDS IN BOOK 6212 AT PAGE 186 AND ORDINANCE NO. 2019-24 AS RECORDED IN SAID RECORDS AT RECEPTION D9069381;

THENCE ALONG THE EASTERLY AND NORTHERLY RIGHT-OF-WAY OF SAID SOUTH GIBRALTER COURT THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 07°20'38" EAST, A DISTANCE OF 50.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 150.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 15°26'50" EAST;
- 2) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°43'54", AN ARC LENGTH OF 93.55 FEET;
- 3) NORTH 38°49'14" WEST, A DISTANCE OF 74.46 FEET TO THE EASTERLY RIGHT-OF-WAY OF EAST LONG AVENUE AS SHOWN ON SAID CHENANGO FILING NO. 3 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 480.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 41°48'24" WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- 1) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°30'50", AN ARC LENGTH OF 481.83 FEET;
- 2) NORTH 09°19'14" WEST, A DISTANCE OF 136.72 FEET TO THE CENTERLINE OF THE FORMER EAST KETTLE PLACE AS SHOWN ON SAID CHENANGO FILING NO. 3, VACATED BY ORDINANCE 91-57 AS RECORDED IN SAID RECORDS IN BOOK 6212 AT PAGE 186;

THENCE ALONG SAID CENTERLINE, NORTH 80°40'46" EAST, A DISTANCE OF 233.45 FEET;

THENCE DEPARTING SAID CENTERLINE, NORTH 09°19'14" WEST, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF LOT 20, BLOCK 4 OF SAID CHENANGO FILING NO. 3;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 20, NORTH 05°19'23" WEST, A DISTANCE OF 458.10 FEET TO THE NORTHEAST CORNER OF SAID LOT 20;

THENCE NORTH 84°47'52" EAST, A DISTANCE OF 195.68 FEET;

THENCE SOUTH 70°34'33" EAST, A DISTANCE OF 275.76 FEET;

THENCE SOUTH 11°49'58" EAST, A DISTANCE OF 183.02 FEET;

THENCE SOUTH 11°22'10" EAST, A DISTANCE OF 116.91 FEET;

THENCE SOUTH 12°03'12" EAST, A DISTANCE OF 75.00 FEET;

THENCE SOUTH 11°26'54" EAST, A DISTANCE OF 375.00 FEET;

THENCE SOUTH 11°59'16" EAST, A DISTANCE OF 499.20 FEET;

THENCE SOUTH 11°35'23" EAST, A DISTANCE OF 259.78 FEET;

THENCE SOUTH 44°51'06" EAST, A DISTANCE OF 238.40 FEET;

THENCE SOUTH 47°34'27" WEST, A DISTANCE OF 692.03 FEET;

THENCE SOUTH 80°31'14" WEST, A DISTANCE OF 388.28 FEET;

THENCE SOUTH 76°51'54" WEST, A DISTANCE OF 205.00 FEET;

THENCE SOUTH 78°48'25" WEST, A DISTANCE OF 796.43 FEET;

THENCE NORTH 84°48'24" WEST, A DISTANCE OF 699.06 FEET;

THENCE NORTH 81°18'24" WEST, A DISTANCE OF 308.81 FEET;

THENCE NORTH 81°59'01" WEST, A DISTANCE OF 68.40 FEET;

THENCE NORTH 80°22'17" WEST, A DISTANCE OF 297.54 FEET;

THENCE SOUTH 51°04'59" WEST, A DISTANCE OF 582.25 FEET;

THENCE SOUTH 43°26'47" WEST, A DISTANCE OF 701.62 FEET;

THENCE SOUTH 46°33'13" EAST, A DISTANCE OF 276.95 FEET;

THENCE NORTH 87°04'01" EAST, A DISTANCE OF 118.65 FEET;

THENCE SOUTH 27°00'33" EAST, A DISTANCE OF 508.77 FEET;

THENCE SOUTH 59°24'09" WEST, A DISTANCE OF 150.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 667.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°59'09", AN ARC LENGTH OF 628.47 FEET;

THENCE NORTH 66°36'42" WEST, A DISTANCE OF 647.24 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'05", AN ARC LENGTH OF 91.01 FEET;

THENCE NORTH 77°59'47" WEST, A DISTANCE OF 383.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 458.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°26'36", AN ARC LENGTH OF 307.30 FEET;

THENCE SOUTH 63°33'37" WEST, A DISTANCE OF 26.64 FEET;

THENCE NORTH 26°26'23" WEST, A DISTANCE OF 165.34 FEET;

THENCE NORTH 18°38'56" EAST, A DISTANCE OF 129.30 FEET;

THENCE NORTH 18°38'56" EAST, A DISTANCE OF 15.94 FEET;

THENCE NORTH 63°39'45" WEST, A DISTANCE OF 91.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 45.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 13°55'48" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 113°57'58", AN ARC LENGTH OF 89.51 FEET;

THENCE NORTH 52°06'14" EAST, A DISTANCE OF 35.00 FEET;

THENCE NORTH 00°28'14" WEST, A DISTANCE OF 113.32 FEET;

THENCE NORTH 00°28'14" WEST, A DISTANCE OF 15.96 FEET;

THENCE NORTH 83°00'06" WEST, A DISTANCE OF 263.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 92.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 84°46'56" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°53'31", AN ARC LENGTH OF 51.21 FEET;

THENCE NORTH 52°53'25" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 06°59'54" EAST, A DISTANCE OF 116.05 FEET;

THENCE NORTH 83°00'06" WEST, A DISTANCE OF 854.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 285.17 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 80°24'26" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 142°36'06", AN ARC LENGTH OF 709.76 FEET;

THENCE NON-TANGENT WITH SAID CURVE, NORTH 88°51'04" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 68°42'40" WEST, A DISTANCE OF 68.38 FEET;

THENCE NORTH 76°57'16" WEST, A DISTANCE OF 240.09 FEET;

THENCE NORTH 82°48'59" WEST, A DISTANCE OF 93.07 FEET;

THENCE SOUTH 68°55'41" WEST, A DISTANCE OF 117.69 FEET;

THENCE SOUTH 36°46'20" WEST, A DISTANCE OF 115.66 FEET;

THENCE SOUTH 05°31'45" WEST, A DISTANCE OF 316.52 FEET;

THENCE SOUTH 15°36'01" EAST, A DISTANCE OF 215.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 432.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 13°45'13" EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°34'16", AN ARC LENGTH OF 72.16 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 537.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°15'26", AN ARC LENGTH OF 171.11 FEET;

THENCE NORTH 41°34'54" WEST, A DISTANCE OF 198.06 FEET;

THENCE NORTH 89°36'49" WEST, A DISTANCE OF 283.76 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33;

THENCE ALONG SAID WEST LINE, NORTH 00°23'11" EAST, A DISTANCE OF 1,268.92 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 215.314 ACRES, (9,379,095 SQUARE FEET), MORE OR LESS.

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